



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: January 6, 2014
Applicant: Excel CV, LP
Case No.: DRC-13-27
Address: 91 Bonita Road
Project Planner: Caroline Young

Notice is hereby given that on January 6, 2014, the Zoning Administrator considered Design Review (DRC) application DRC-13-27, filed by Excel CV, LP ("Applicant"). The Applicant requests Design Review approval to remodel the existing Ramada Inn Hotel consisting of interior and exterior changes to the building for the proposed Comfort Inn Suites Hotel. The Project is located at 91 Bonita Road ("Project Site") and is owned by Excel CV, LP ("Property Owner"). The 1.6 acre Project Site is zoned Commercial Visitor (CVP) Zone and has a General Plan designation of Commercial Visitor (CV). The Project is more specifically described as follows:

The Project consists of the remodel of the existing Ramada Inn Hotel consisting of interior and exterior changes to the building for the proposed Comfort Inn Suites Hotel. The buildings will incorporate enhanced architectural features such as columns, foam trim, new windows, stone veneer to the base of and columns at the front entrance, signage, roof screens, and new exterior paint and stucco throughout. The existing tile roof will also be upgraded to a standing seam metal roof. Improvements to the site also include adding a covered roof to the existing trash enclosures to comply with current City regulations. The revisions to the interior of the building include new floor coverings, furnishing and casework in the existing lobby and breakfast rooms.

Planning Staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. No further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code (CVMC), Landscape Manual, and Design Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1760.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on January 6, 2014.
4. A graffiti resistant treatment shall be specified for all first floor wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9.20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.

6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
7. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved to the satisfaction of the Development Services Director, prior to the issuance of the building permit.
8. The Applicant shall obtain approval of a sign permit for each sign by the Development Services Department. Signs shall comply with all applicable requirements of the Municipal Code.

Fire Department

9. Buildings shall be provided with Knox appliances.
 - Provide a Knox Vault at the main entrance (lobby) to the building.
10. The buildings shall be addressed in accordance with the following criteria:
 - 0-50 ft. from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51-150 ft. from the building to the face of the curb = 10-inches in height with a 1 ½-inch stroke
 - 151 ft. from the building to the face of the curb = 16-inches in height with a 2-inch stroke

Land Development Division/Landscape Architecture Division

11. Prior to obtaining any Building Permit for the Project, if project's total on-site improvements exceed Engineering Threshold of \$50,000, per CVMC, Section 12.24.020, then the Applicant shall be required to obtain a Construction Permit from the Land Development Section of the Department of Development Services. The On-Site Improvements Trigger for Installation of Public Improvements is adjusted on an annual basis on July 1 based on the Engineer Construction Cost Index. A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:
 - Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
 - Removal and replacement of existing driveway meeting design standards as shown in Chula Vista Construction Standard CVCS-1A. Current Driveway shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing driveway is cracked or broken.

Dedication of R/W as needed in order for driveway to comply with (American Disability Act) ADA requirements.

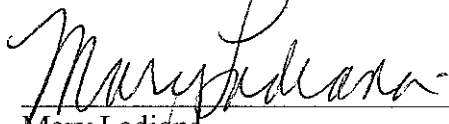
- Removal and replacement of existing pedestrian ramp on the corner of E Street and driveway per Chula Vista Construction Standard CVCS-25. Current pedestrian ramp shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing pedestrian ramp is cracked or broken.
12. All utilities serving the proposed shall be underground pursuant to Municipal Code 15.32.
 13. The Applicant shall ensure the storm drain system under structure is working properly and shall submit a televised video of the drainage structure beneath the building to the Land Development Division prior to final building permit inspection.
 14. Prior to final building permit inspection, the Applicant shall provide a white limit line and a 25-ft. long double yellow stripe at the driveway entrance off of Bonita Road to the satisfaction of the Traffic Division.
 15. All existing planting and irrigation shall be protected in place, and maintained in a healthy and efficacious condition, respectively. Any planting and/or irrigation that are damaged or destroyed due to demolition and construction shall, at a minimum, be replaced in like kind to the established planting and irrigation system design.
 16. The Applicant shall consider replacing any/all non-active turf areas with water efficient shrub or groundcover plantings.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-13-27, date stamped approved on January 6, 2014, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages,

demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 6th day of January 2014.

A handwritten signature in cursive script, appearing to read "Mary Ladiana", is written over a horizontal line.

Mary Ladiana
Zoning Administrator